137.0	0003	0009.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	3,233,900 / 3,233,900
					USE VALUE:	3,233,900 / 3,233,900
					ASSESSED:	3,233,900 / 3,233,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERCHICCI GIULIANA
Owner 2:	
Owner 3:	
Street 1:	24 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SPENCER BRADFORD/VICTORIA -
Owner 2:	-
Street 1:	24 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 25,768 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Stucco Exterior and 8356 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	25768.000	2,073,500	800	1,159,600	3,233,900
Total Card	0.592	2,073,500	800	1,159,600	3,233,900
Total Parcel	0.592	2,073,500	800	1,159,600	3,233,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.02 | /Parcel: 387.0

Legal Description

User Acct

88078

GIS Ref

GIS Ref

Insp Date

09/01/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137.0-0003-0009.B

!10628!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	2,072,300	800	25,768.	1,159,600	3,232,700	3,232,700	Year End Roll	12/18/2019
2019	101	FV	1,798,200	800	25,768.	1,224,000	3,023,000	3,023,000	Year End Roll	1/3/2019
2018	101	FV	1,798,200	800	25,768.	901,900	2,700,900	2,700,900	Year End Roll	12/20/2017
2017	101	FV	1,798,200	800	25,768.	863,200	2,662,200	2,662,200	Year End Roll	1/3/2017
2016	101	FV	1,798,200	800	25,768.	798,800	2,597,800	2,597,800	Year End	1/4/2016
2015	101	FV	1,752,000	800	25,768.	670,000	2,422,800	2,422,800	Year End Roll	12/11/2014
2014	101	FV	1,752,000	800	25,768.	654,500	2,407,300	2,407,300	Year End Roll	12/16/2013
2013	101	FV	1,752,000	800	25,768.	623,600	2,376,400	2,376,400		12/13/2012

PRINT

Date	Time
12/11/20	00:54:56

LAST REV

Date	Time
08/05/20	09:31:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPENCER BRADFO	41947-202		2/3/2004	Change>Sale	1,350,000	No	No		Edward W Takacs dod 3/24/2019
KAHN ALVIN	33059-594		6/15/2001		1,000,000	No	No		
KAHN ALVIN	28416-489		4/7/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	88078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2009	594	Manual	10,000					
3/10/2005	143	Addition	700,000			G7	GR FY07	3 CAR GAR, FAM RM,
10/19/2004	1018	Foundati	15,000			G6	GR FY06	
10/1/2004	954	Demo gar	10,000					& previous additio
9/18/2004	848	Re-Roof	10,000					
8/19/2004	756	Demoliti	10,000					demo kitchen/bath

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2019	Mail Update	JO	Jenny O
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Measured	372	PATRIOT
1/19/2006	Inspected	BR	B Rossignol
9/22/2005	Inspected	BR	B Rossignol
6/30/2005	Permit Visit	BR	B Rossignol
4/8/2005	Fieldrev-Chg	BR	B Rossignol
6/5/2004	MLS	MM	Mary M
11/5/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		25768		Sq. Ft.	Site		0	90.	0.50	10									1,159,560						1,159,600	

Total AC/HA: 0.59155 | Total SF/SM: 25768 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 1,159,560 | Spl Credit | Total: 1,159,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	3		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.77565819
Const Adj.:	1.02979398
Adj $ / SQ:	99.846
Other Features:	197327
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2107264
Depreciation:	33716
Depreciated Total:	2073548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

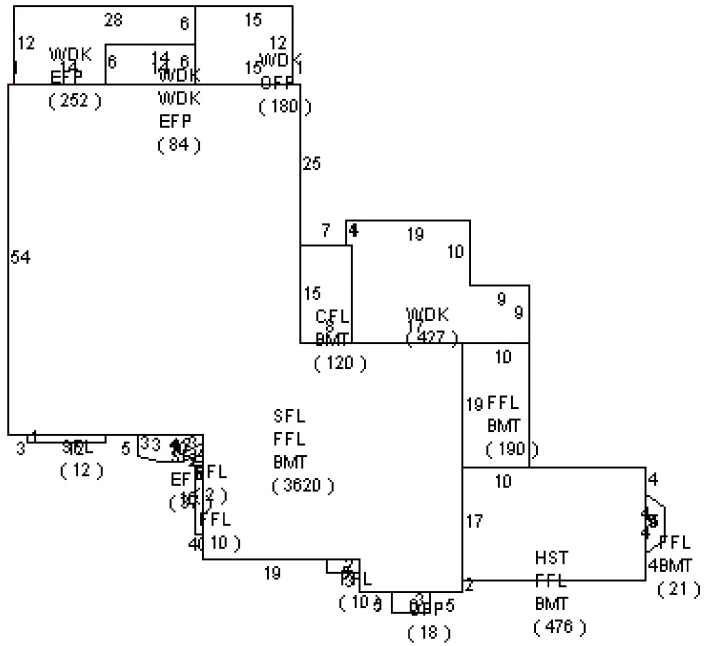
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.73
Special Features:	0	Val/Su Net:	144.18
Final Total:	2073500	Val/Su SzAd	248.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,427	29.950	132,605
FFL	First Floor	4,329	99.850	432,233
SFL	Second Floor	3,669	99.850	366,335
WDK	Deck	1,027	7.180	7,375
EFP	Enclos Porch	373	35.550	13,261
HST	Half Story	238	99.850	23,763
OFP	Open Porch	198	25.570	5,063
CFL	Cathflr	120	104.840	12,581
	Net Sketched Area:	14,381	Total:	993,216
Size Ad	8356	Gross Are	14619	FinArea 8356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

137.0-0003-0009.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1960	3.19	T	40.8	101			800			800
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800